

**MEMORANDUM**

**NOVEMBER 24, 1992**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PAUL L. BARRETT, DIRECTOR

**FROM:** THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD HOUSING AND DEVELOPMENT  
ANTONIO J. TORRES, DEPUTY DIRECTOR

**SUBJECT:** ST. CECILIA'S HOUSING DEVELOPMENT,  
108 KILMARNOCK STREET AND 74-88 QUEENSBURY STREET,  
FENWAY - Z# 16054 AND Z# 16055

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**SUMMARY:** The St. Cecilia's House Inc. proposes to build 123 housing units for the elderly and 25 units for people with AIDS. Also, 17 parking spaces will be provided in a structured garage. The developer has met several times with community representatives and has incorporated their concerns into the proposed development concept.

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**BACKGROUND**

St. Cecilia's House Inc., appellant, seeks twelve zoning variances, in an L-2 (Local Business) and H-2 (Residential) zoning district to build a 123-unit elderly housing complex, a 25 unit independent assisted living wing, to be constructed as a separate project, for people with AIDS, and about 17 structured parking spaces. The twelve zoning variances are comprised of two (one for each structure and its associated plot) of the following six variances : 1) excessive floor area; 2) insufficient useable open space; 3) insufficient front yard; 4) insufficient rear yard; 5) insufficient setback of parapet; and 6) insufficient off-street parking. The combined FAR for these two buildings is approximately 3.3.

**DEVELOPMENT TEAM**

The development team is comprised of the following : Archdiocese's Planning Office for Urban Affairs (POUA) as the developer; The Architectural Team as the architect; the Halvorson Company as the landscape architect; the law firm of Goulston and Storrs; and Peabody Construction as the general contractor.



## **PROPOSED PROJECT**

The property is located on approximately 34,360 square feet of land at the corner of Queensbury and Kilmarnock Streets in the Fenway neighborhood. It is bounded to the south by residential uses and the Holy Trinity Russian Orthodox Cathedral, to the west by residential and commercial uses, and to the north and east by residential uses.

The project will contain 123 low-income elderly housing units comprised of 101 one-bedroom and 22 studios in a six and one-half story building. It will provide the elderly persons who will reside there with an adequate level of care in their elderly environment. The complex will contain a 23-unit congregate care floor for those residents no longer able to maintain their one bedroom apartments and needing a higher level of care. A resident manager will live in one unit. The project will be a comprehensive care facility including a state of the art energy management program developed and sponsored by GTE Sylvania, Boston Edison, and Applied Resources, Inc. Seventeen on-site parking spaces will be provided in an on-site garage.

The proposed elderly residential model will enable those residents in congregate care who regain a sufficient measure of independence to move into their own apartments. In addition, the model establishes a direct link to the services that are available throughout the Archdiocese. The developer proposes to bring together a team of professionals in housing management, social service delivery, health care delivery, and housing development who have collaboratively formulated the elderly residential model over the past ten years. The services to be provided at this site will also be available to Fenway elderly residents.

The developer also plans to build a six and one half story wing on this site. It will house 25 independent assisted living units for people with AIDS.

## **FINANCING**

The affordable elderly development component will be financed under the U.S. Department of Housing and Urban Development (HUD) Section 202 program. This project received HUD's largest Section 202 award in the nation, an \$8.5 million award. The developer is pursuing separate financing for the construction of the contiguous wing for people with AIDS.

## **NEIGHBORHOOD PLANNING**

The proposed project will complement other developments and improvements in the Fenway. The project is consistent with the goals and objectives of development guidelines which are under consideration for the Fenway.

The twelve zoning variances required for this project are minimal or technical variances, and are appropriate because they do not adversely impact the



neighborhood. The project is located in a primarily residential district, including several multi-family buildings, surrounded by some neighborhood business uses. The height of the building conforms to the zoning code and is comparable to the height of both older and newer buildings in the area. The site falls in a zoning district which allows a floor area ratio of 2. The combined FAR for this project is 3.3, not unlike other neighborhood projects. The need for open space is mitigated by the provision of an interior courtyard of about 10,000 square feet for the enjoyment of the elderly residents and the community during daylight hours. The presence of the nearby Emerald Necklace park land, one block away, provides added open space. The yard setback violations have been created to align the building in conformity with the existing building edges along Kilmarnock and Queensbury Streets, as well as in conformance with concerns raised by the neighborhood and by BRA design staff.

## **TRANSPORTATION**

The developer has submitted a Transportation Access Plan to the Boston Transportation Department. The parking requirements for low income elderly developments is .2 spaces per unit. The proposed 17 parking spaces falls short of the required 25 spaces for an elderly building; however, since 23 units are for congregate care and 25 assisted independent living units for people with AIDS, the proposed 17 parking spaces are reasonable for the proposed residential uses. Also, the development is accessible by public transportation, and within walking distance to convenience stores, restaurants, and to a supermarket. Moreover, if needed, the developer is willing to secure additional parking spaces by executing a lease or making other arrangements with a nearby church, which has adequate spaces.

## **COMMUNITY REVIEW**

The community has reviewed the proposal in two public meetings on May 21 and on August 18, 1992. The public meetings were held at the Holy Trinity Russian Orthodox Church. They were sponsored by the Mayor's Office of Neighborhood Services in conjunction with the Fenway Civic Association, Fenway Community Development Corporation, and Kenmore Audubon Fenway Neighborhood Initiative (KAFNI). The development team has also held numerous other meetings with interested community members. While concerns, like building setback, were raised at these meetings, they have been satisfactorily addressed by the developer.



## **BOSTON CIVIC DESIGN COMMISSION**

The proposed development is more than 100,000 square feet and is subject to the design review of the Boston Civic Design Commission (BCDC). Last summer the BCDC reviewed the proposed development and recommended changes at its meeting of July 7, 1992. The developer has made the required modifications and the BCDC recommended approval at its September 8, 1992 meeting.

## **RECOMMENDATION**

BRA staff recommends approval of this Board of Appeal application.

The dimensional variances required for this project are necessary to accommodate the buildings and structured parking for about 17 cars. The height and massing of the proposed six and one-half story building have been modified as part of the BRA and BCDC design review to reduce the visual impact from the street.

An appropriate vote follows:

**VOTED:** In reference to petition Z - 16054 for 108 Kilmarnock Street and Z -16055 for 74-88 Queensbury Street in the Fenway, for twelve zoning variances in an L-2 and H-2 District; the variances are: 1) excessive floor area; 2) insufficient useable open space; 3) insufficient front yard; 4) insufficient rear yard; 5) insufficient setback of parapet; and 6) insufficient off street parking; the Boston Redevelopment Authority recommends approval with the following provisos: that a Transportation Access Plan be approved by the City's Transportation Department; and that the project be subject to the BRA's comprehensive design review.





# St. Cecilia's House

## Locus Map

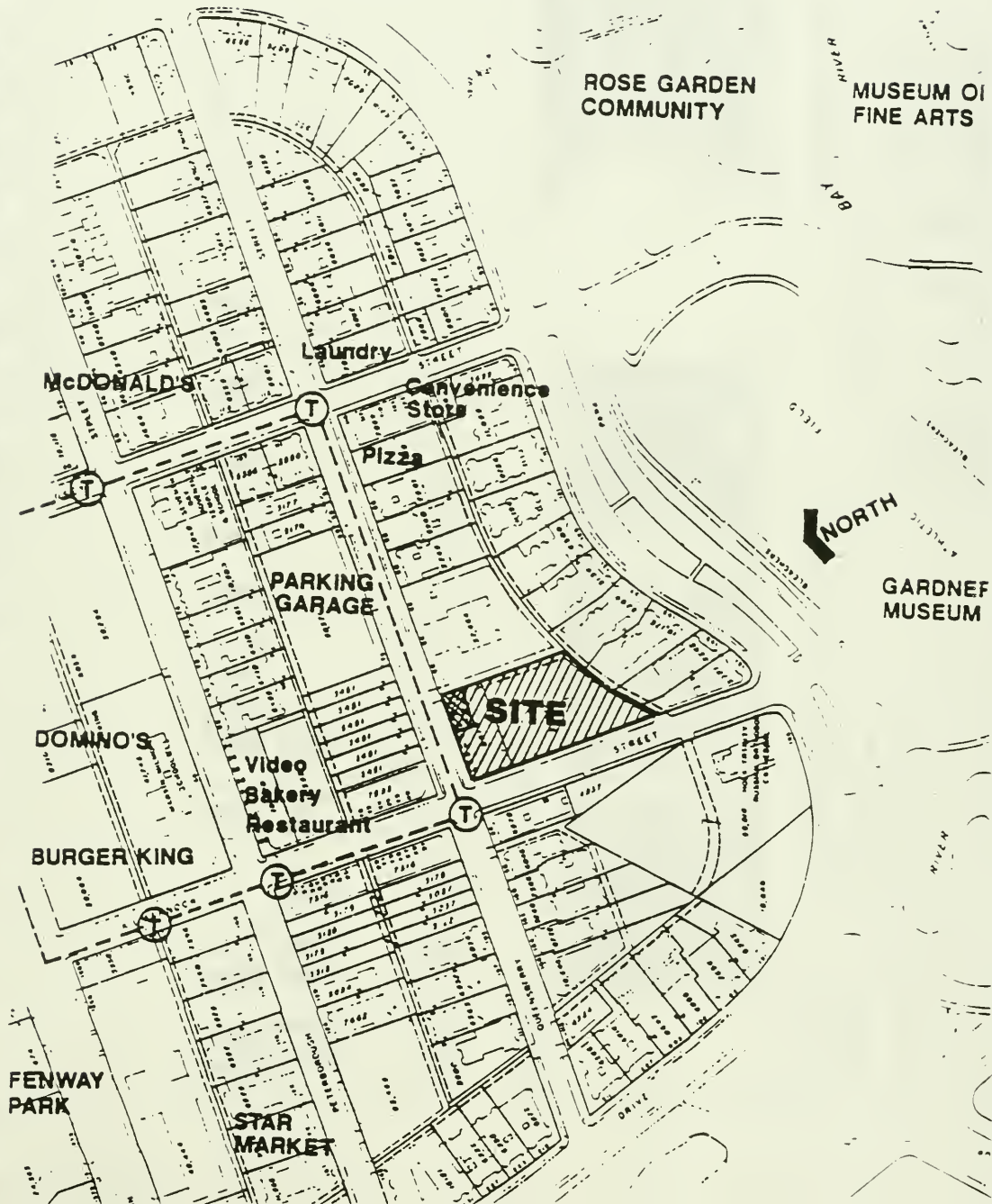
FENWAY  
VICTORY  
GARDENS

ROSE GARDEN  
COMMUNITY

MUSEUM OF  
FINE ARTS

NORTH

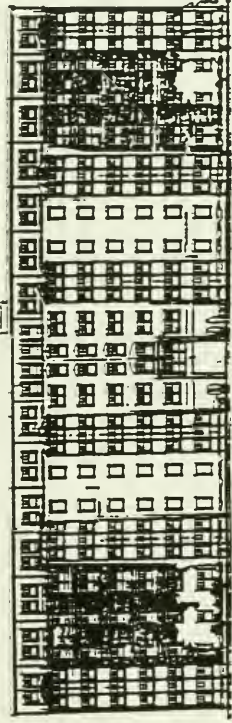
GARDNER  
MUSEUM





# ST. CECILIA'S HOUSE

1000 B. PIERCE STREET  
BOSTON 11, MASSACHUSETTS  
RELIGIOUS EDUCATION CENTER



SPONSOR

OWNER

ARCHITECT

CONTRACTOR

Roman Catholic Archbishop of Boston, A Corporation Sole  
333 COMMERCIAL AVENUE, BOSTON, MASSACHUSETTS

St. Cecilia's House, Inc.  
15 Union Street, Boston, MASSACHUSETTS

The Architectural Team, Inc.  
300 COMMERCIAL AVENUE, BOSTON, MASSACHUSETTS

Ground  
First Floor  
Second Floor  
Third Floor  
Fourth Floor  
Fifth Floor  
Sixth Floor  
Seventh Floor

1 Bedroom

Studios

Total

Flooring  
10  
10  
10  
10  
10  
10  
10

1000 B. PIERCE STREET

1. First Floor  
2. Second Floor  
3. Third Floor  
4. Fourth Floor  
5. Fifth Floor  
6. Sixth Floor  
7. Seventh Floor



1000 B. PIERCE STREET

1. First Floor  
2. Second Floor  
3. Third Floor  
4. Fourth Floor  
5. Fifth Floor  
6. Sixth Floor  
7. Seventh Floor

The  
Architect  
Team  
300 COMMERCIAL AVENUE  
BOSTON, MASSACHUSETTS  
TELEPHONE 617 589-4100  
FAX 617 589-4129



ST. CECILIA'S  
HOUSE

1000 B. PIERCE STREET

1000 B. PIERCE STREET



# The Architects' Team

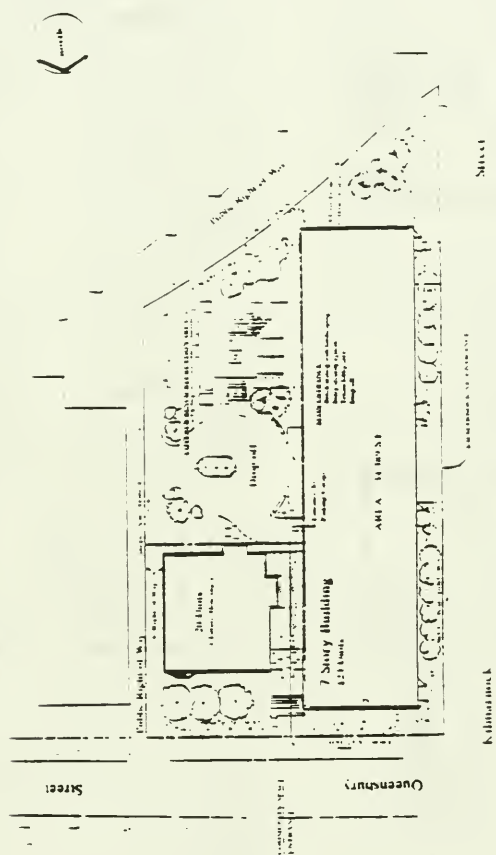
2011 Avenue of the Arts, WY  
At: Avenue of the Arts  
Cheyenne, WY 82001  
Telephone: (307) 637-1111  
Fax: (307) 637-1112



## ST CECIL HOUSE

Revised: 01/11  
Site Plan

A-1.01





# The Architectural Team

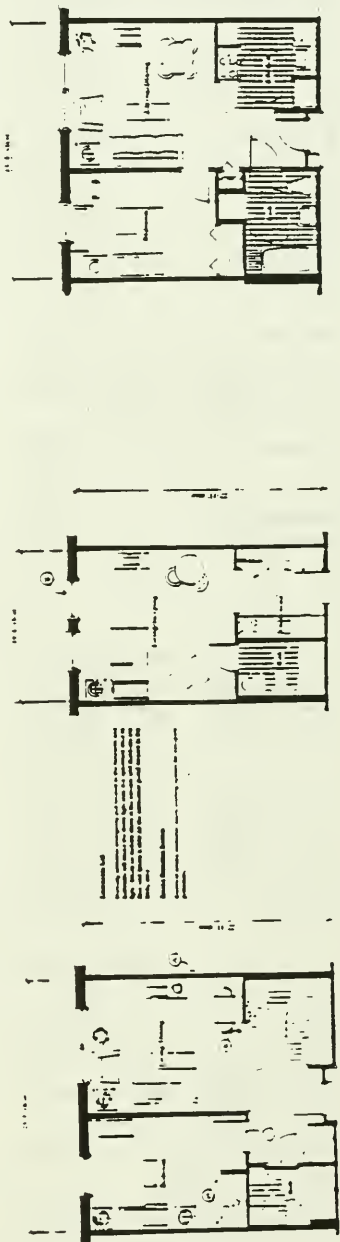
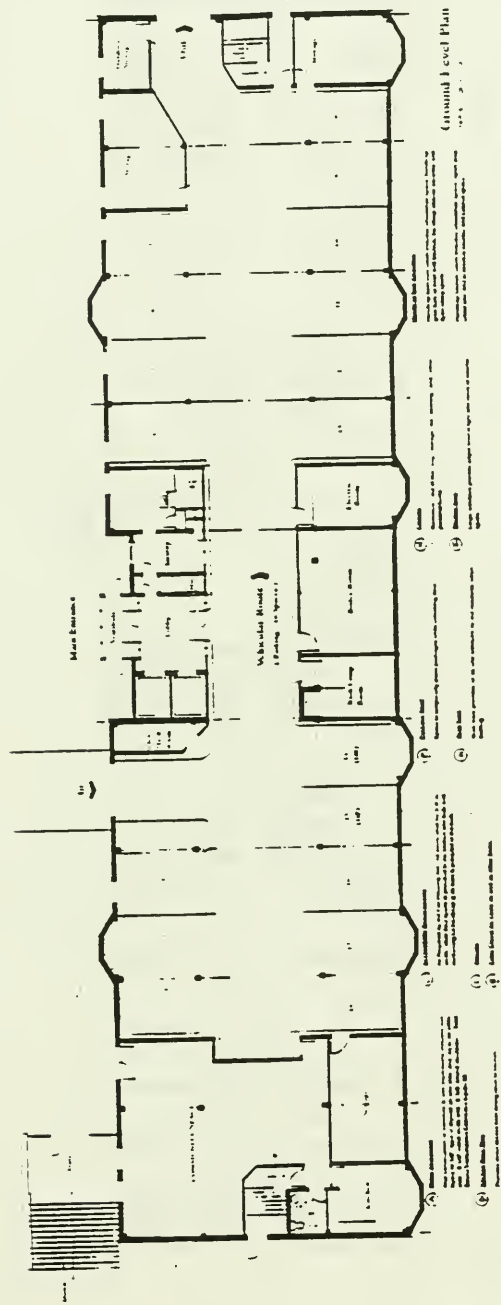
200 Commonwealth Way  
Atchafalaya, LA  
Chalmette, LA 70315  
Telephone: 607 889 1111  
Fax: 607 881 1129



## ST. CECIL HOUSE

Section 104  
Ground Level Plan  
and  
Typical Units

A-1.02



Typical Unit  
300 Square Feet

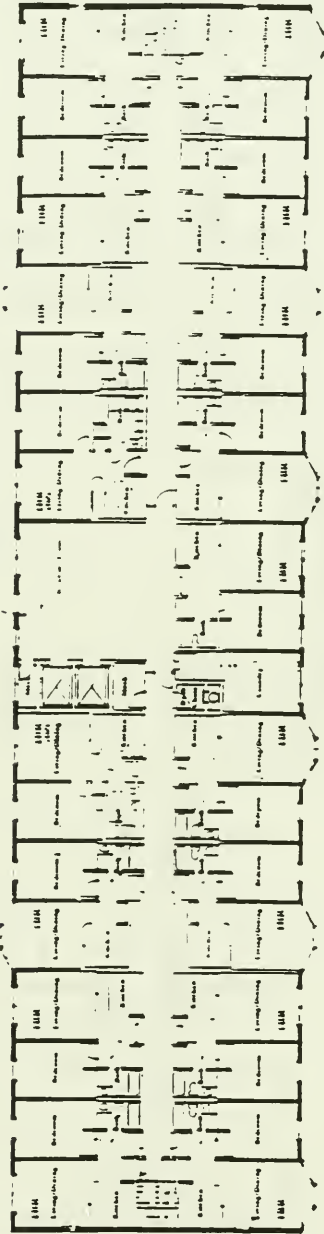
Typical Unit  
400 Square Feet

Unit 104  
400 Square Feet

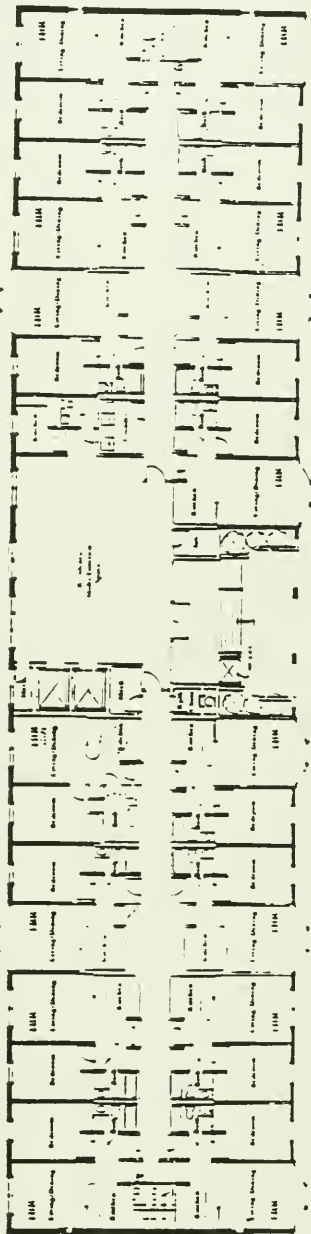




ST. CECILIA HOUSE  
Second, Third, Fourth and Fifth Floor Plans



Second, Third, Fourth and Fifth Floor Plan



First Floor Plan

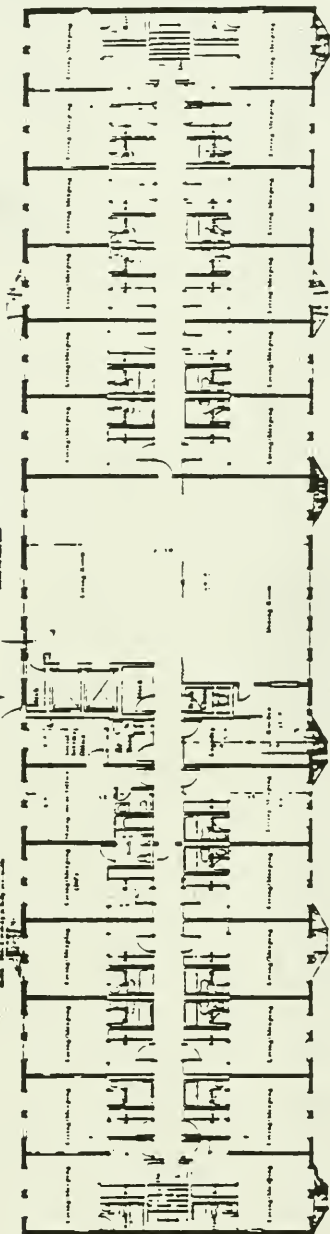
ST. CECILIA HOUSE  
Second, Third, Fourth and Fifth Floor Plans

ST. CECILIA HOUSE  
First Floor Plan



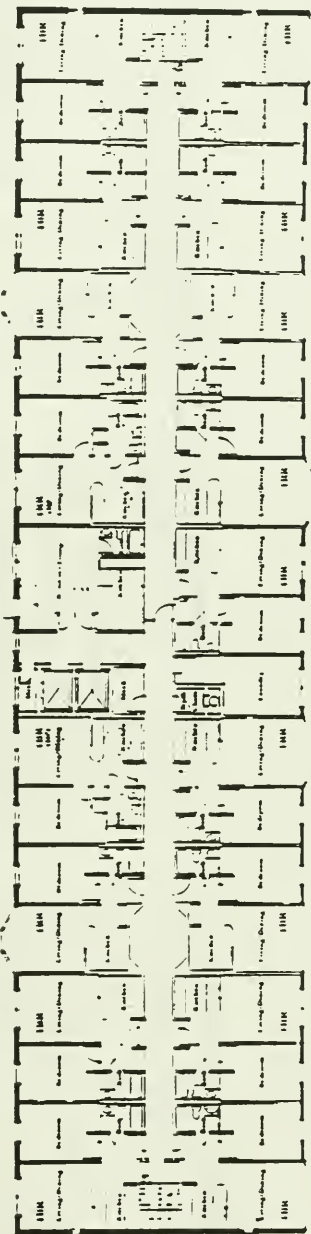
NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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Seventh Floor Plan

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Ninth Floor Plan



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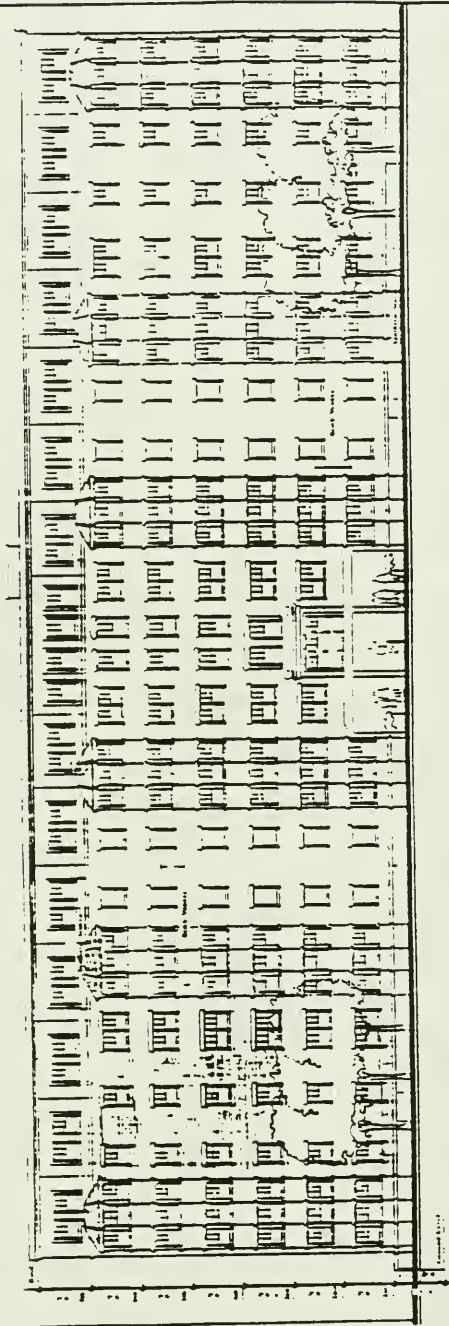
The Architects Team  
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Fax: 617 869 4129



ST. CECILIA  
HOUSE

Boston, MA  
Elevation

West Elevation  
1 Edmund Street



A-1.05

